Former Williams Air Force Base (AFB)
Restoration Advisory Board (RAB)
Meeting Minutes

August 28, 2007, 7:00 p.m.

Highland High School
4301 E. Guadalupe Rd.
Gilbert, AZ

Attendees:

Mr. William Lopp	Air Force Center for Engineering and the Environment (AFCEE)/Base Realignment and Closure (BRAC) Environmental Coordinator (BEC)/Air Force Co-chair
Mr. Len Fuchs	RAB Community Co-chair
Mr. Don Atkinson	Arizona Department of Environmental Quality (ADEQ)
Mr. Bob Peeples	ADEQ
Ms. Felicia Calderon	ADEQ
Mr. Tom Zuppan	RAB Member
Ms. Beverly Selvage	RAB Member
Mr. Jim Holt	RAB Member
Mr. Thom Schuett	RAB Member
Ms. Pat Chumbley	RAB Member
Mr. Scott Bouchie	RAB Member
Ms. Lisa Gerdl	RAB Member
Mr. George Pettit	Gilbert Town Manager
Ms. Jean Humphries	Arizona State University (ASU) Polytechnic
Mr. Phil Whitmore	CH2M
Ms. Amber Cargile	Cargile Communications
Mr. Jay Harbin	URS Corporation
Mr. Ed Mears	BEM Systems
Mr. Chuck Helms	Booz Allen Hamilton

Mr. Fuchs and Mr. Lopp called the meeting to order at 7:00 p.m. Mr. Fuchs welcomed RAB members and asked all attendees to introduce themselves. The RAB approved the May 2007 meeting minutes without changes.

Mr. Lopp then introduced Mr. Harbin, who began the main presentation, an update regarding the Supplemental Remedial Investigation for site LF004, also known as the old landfill.

Mr. Harbin said that remedial investigation work at site LF004 began in May, just prior to the last RAB meeting. Since that time, URS Corporation has completed the

shallow soil gas investigation at the site, except in the vicinity of the Temporary Treatment Facility (TTF). Sampling will occur at the TTF following removal of soil at the site in late 2007. Currently, deep soil gas, soil and groundwater sampling is underway at the site. Additionally, the first round of polyethylene diffusion bags (PDBs) was deployed and retrieved; the second round has been deployed and will be retrieved in September 2007. Mr. Lopp reminded RAB members that PDBs were discussed in detail at the February 2007 RAB meeting.

Next, Mr. Harbin discussed the shallow soil gas sampling results for site LF004. Sampling involved going 15 feet into the subsurface and analyzing soil gases for volatile organic compounds (VOCs). According to Mr. Harbin, soil gases can typically be detected within a 25-foot radius of the boring. Thus, a system of boring approximately every 50 feet across the landfill and in other key areas was employed. (Locations are detailed in the map on page 8 of the slide presentation at Attachment 2.) Samples were analyzed for VOCs using a mobile laboratory on site. This real-time feedback allowed the team of geologists to adapt their testing based on the sample results.

As a result of this testing, trichloroethylene (TCE) and/or perchloroethylene (PCE) were detected in two areas: within the footprint of the landfill and in the vicinity of the ASU Bee Lab Annex (formerly known as Buildings 1069 and 1070). No contaminants of concern (COCs) were detected in soil gas samples in the vicinity of the Southwest Drainage System discharge.

Mr. Zuppan asked what the Bee Lab Annex buildings have been used for over the years. Ms. Humprhies stated that the buildings are currently used by ASU for honeybee and other agribusiness research. She said that ASU renovated the buildings and built an addition after receiving transfer of the property from the Air Force. Mr. Lopp stated that the when the base was active, the buildings were used for maintenance office space. Mr. Lopp stated that the levels of PCE detected near the Bee Lab are very low, only 2 micrograms per kilogram . However, he added that the Air Force is being conservative in its testing approach, and anywhere there is detection at all in shallow soil gas sampling, the Air Force will collect deep soil boring samples.

Mr. Zuppan asked whether URS Corporation encountered any debris with their push probes while collecting samples in the landfill. Mr. Harbin said they encountered a tire and piece of wood in one boring at 27 feet below ground surface (bgs), but otherwise, nothing. He said that most debris in the landfill would be located at deeper levels. Mr. Zuppan asked if most of the push probes were limited to the landfill cap. Mr. Harbin said that is accurate and added that it is not necessary to probe near the deeper debris to detect VOCs in soil gas, since they are detectable within a 25-foot radius.

Next, Mr. Harbin stated that based on the shallow soil gas sampling results, the Air Force proposed eight deep soil borings in a sampling plan developed by URS Corporation and approved by ADEQ and U.S. Environmental Protection Agency (EPA)

Region IX. (These sites are also noted on the map on page 8 of the slide presentation at Attachment 2.) To date, seven of eight borings have been drilled using a hollow-stem auger. Soil samples were collected every five bgs. One sample per 20-foot interval was retained for laboratory analysis. Additionally, a soil gas sample was collected immediately above groundwater at each boring, as well as an actual groundwater sample. Soil borings were plugged and abandoned in accordance with Arizona Department of Water Resources rules at the completion of each boring.

Mr. Atkinson asked whether they found any TCE or PCE concentrations in the deep soil borings. Mr. Harbin said that the testing is still ongoing, and he did not know specific levels yet.

Mr. Lopp stated that the map (found on page 8 of the slide presentation at Attachment 2) also displays three proposed temporary boring locations just off the base perimeter near East Pecos Road. Access for the borings is currently being coordinated with the City of Mesa. Mr. Bouchie added that Mesa city attorneys are working on the language of a right-of-way permit that would allow the Air Force temporary access for the borings. Mr. Lopp estimated that it will take a couple days to complete each boring and the sample results should yield information regarding whether any of the TCE/PCE has migrated off the base boundary.

Mr. Bouchie asked if there are any production wells, such as irrigation wells, near those proposed boring sites. Mr. Atkinson said there are no irrigation wells in the area. The closest known well is a small, unused well located near Sossaman and East Pecos Roads.

Mr. Harbin then discussed the groundwater sampling at site LF004 using PDBs. The first round of PDBs was deployed in all LF004 monitoring wells on May 31, 2007, and collected again June 25-26, 2007. The second round of PDBs was deployed at the same time the first round was collected. Mr. Harbin said multiple PDBs were used in each well.

Next, Mr. Harbin provided an update on the TTF soil removal action for site SS017, the old pesticide shop (located under the old water tower). This soil contained low levels of dieldrin and was removed from site SS017 and placed adjacent to the landfill for temporary treatment. Mr. Lopp said the soil at the TTF was misclassified by the Air Force in the past and the Air Force has reclassified the soil as nonhazardous waste. Mr. Harbin said the Air Force submitted the draft TTF soil removal work plan on July 26, 2007, to regulators for review. ADEQ has indicated they will concur with the reclassification of the soil and the plan to remove it. Soil at the TTF is projected to be removed in the September/October 2007 timeframe. This soil will be disposed of at Allied Southwest Regional Landfill. After the soil is removed, Mr. Lopp added, URS Corporation will begin taking confirmation samples for dieldrin in the underlying soil and also begin more soil gas samples for TCE/PCE in the TTF area.

Ms. Selvage asked if the TTF is the site where the Air Force was using bacteria to treat the dieldrin. Mr. Lopp replied that the Air Force has been using bioremediation as a remedial action on the soils. He said the soils were tested and the Air Force determined it has reached such low concentrations of dieldrin that it is not hazardous. He added that the dieldrin found in soils at site SS017 came from pesticide containers being rinsed out, not from heavy duty pesticide use or production. As such, he said, the dieldrin concentrations are just barely above non-residential standards.

Ms. Calderon asked how much soil will be removed. Mr. Harbin stated that they will remove approximately 6000 cubic yards of soil.

Next, Mr. Harbin discussed the preliminary assessment/site inspection (PA/SI) at the Parcel N debris area, which includes 137 acres located east of the landfill and TTF. Mr. Lopp stated that Parcel N is the largest single parcel of property still awaiting transfer at the former base. The debris includes small spent cartridge casings up to 50 calibers in size. Mr. Harbin said representatives from the Air Force and URS Corporation conducted a site walk at Parcel N in July 2007 and used global positioning satellite (GPS) technology to plot the debris found there. As a result of the findings, URS Corporation is in the process of developing a work plan for the site.

Mr. Lopp added that since small arms rounds might be present on the site, the Air Force will ask the Air Force Safety Board to review the work plan prior to implementation. Mr. Lopp added that the plan for the site includes cleaning up surface debris and then using either a magnetometer or ground-penetrating radar to further investigate the site below surface.

Mr. Lopp then provided RAB members with an update on the record of decision (ROD) for Operable Unit 6 (OU-6), which consists of site SS017. Mr. Lopp said the Air Force is in the process of producing the draft-final OU-6 ROD. The draft-final ROD was delayed in order to include the most recent sampling data from June 2007. After an Air Force legal review, Mr. Lopp said the draft-final ROD will be submitted to regulatory agencies for comment.

Next, Mr. Lopp discussed groundwater sampling results at site SS017. He said four monitoring wells at the site were sampled June 6-7, 2007. All wells were sampled using the low drawdown micro-purge method and the samples were analyzed for dieldrin. Mr. Lopp presented groundwater sampling results dating back 10 years for site SS-17 (data are located on page 22 of the slide presentation at Attachment 2). Dieldrin was not detected in three of the four wells at site SS-17, he said. These three wells have yielded "non-detect" results since at least 2003. Well #MW03 samples yielded low levels of dieldrin that have remained stable over several years of testing. Mr. Lopp said the OU-6 draft final ROD presents the position that there is no risk associated with site SS-17. He added that the draft groundwater monitoring report and the groundwater sampling work plan for 2008 are under regulatory review.

Mr. Lopp provided an update on Phase 1 of the Thermal-Enhanced Extraction (TEE) system at site ST012 (the Former Liquid Fuels Storage Area). He provided photos of the various system components on site and provided a short update of summer progress at the site. He said groundwater extraction was initiated on August 2, 2007. Within two days, extraction pump problems due to sediment build-up required the Air Force shut down the system. All extraction pumps are being removed and the wells are being redeveloped to remove sediment that has accumulated since the wells were installed in 2003 and 2004. Once the wells have been redeveloped, Mr. Lopp said the pumps will be reinstalled and the wells will be restarted. He estimates the system will be running again by the beginning of September 2007.

Mr. Holt asked how they are cleaning the wells. Mr. Lopp said they are pulling out the pumps and then flushing out the wells. Mr. Zuppan asked if the sediment is mixed with aviation fuel. Mr. Lopp said there is JP-4 fuel in the dirty water but that it is going through the treatment system. Mr. Atkinson asked if monitoring was ongoing at the wells while they were being redeveloped. Mr. Lopp confirmed that monitoring continues through the oil/water separator.

The final presentation on the agenda was an update on operations and maintenance of site SS019, the South Desert Village (SDV) Environmental Cap, provided by Ms. Humphries. She said that prior to the construction of SDV military housing in the 1960s, the area had been used as a skeet range. As a result, some lead pellets were discovered in the area. In 1998, the top six inches of soil in the area was removed and replaced with a protective cap. Ms. Humphries said 86 of 390 houses in SDV sit on this cap. (A map of the area is located on page 5 of the attached slide presentation at Attachment 3.) The May 1999 Operations & Maintenance (O&M) manual for the site defines the oversight requirements for the property. Ms. Humphries said since ASU received the property, they are responsible for executing the terms of the O&M manual.

Ms. Humphries next discussed ASU's actions to implement the provisions of the O&M manual for the SDV protective cap. She said the university placed operating restrictions on the property that include a requirement that all SDV residents sign a Tenant Agreement of Understanding explaining the history of the site and the protective cap (they also receive a color brochure); a restriction on any children living on the cap; and restrictions on digging and planting in the area. She added that there are plaques located on all affected houses, identifying them as being situated on the cap.

Maintenance efforts on the cap include pre- and post-disturbance inspections, penetration work plans and a semiannual report that the university provides to EPA, ADEQ and the Air Force, according to Ms. Humphries. Additionally, she said an exterminator regularly treats the area and has reported no gopher or digging activity on the cap.

Ms. Humphries said that the Williams Campus Housing Authority, managed by a private company called Campus Living Villages, manages the program for ASU. She pointed to the irregular boundary of the cap on the map and stated that houses on the very edge of the cap are also treated like they are on the cap. Nonetheless, a close review of the list of housing unit addresses in the O&M manual revealed some anomalies with the geographic boundaries of the cap. She said ASU has hired a civil engineering firm to resurvey the cap so that ASU can reconcile the housing units with the boundary. If a correction is needed to the O&M manual, ASU will work with regulators to correct it.

Mr. Zuppan asked if a risk assessment was ever conducted for SDV. Mr. Lopp said he was not sure[1]. Mr. Fuchs said he thought one may have been conducted in the mid-1990s, as he recalls the subject of risk at SDV addressed in a RAB meeting at the time.

Next, Ms. Cargile covered an action item from the May 2007 RAB meeting, determining a date for a RAB tour of site ST012. Mr. Lopp said he would like to schedule the tour for October and Mr. Fuchs suggested that Ms. Cargile e-mail RAB members with two dates in October, solicit feedback, and then choose one. Ms. Cargile took that as an action item. Mr. Lopp also asked her to e-mail the link to the online administrative record (AR) to RAB members to ensure they can access documents there.

Ms. Cargile told RAB members that the Williams RAB Website is currently inaccessible since the Air Force migrated the Air Force Real Property Agency's (AFRPA's) site to the new Air Force template during the summer. She said she will work with Linda Geissinger (AFRPA Western Execution Center Director of Public Affairs) to get documents loaded on the new site and noted that as an action item.

Mr. Fuchs wrapped up the meeting by reviewing action items and soliciting proposals for agenda items for the next RAB meeting.

Action items included:

- Schedule TEE system tour (Ms. Cargile/Mr. Lopp)
- Load Williams RAB documents on AFPRA Website
- Provide link to online AR to RAB members

Two proposed agenda items were noted:

- Briefing on the TEE pilot study at site ST012

[1] Mr. Lopp researched this question in the interim after the RAB meeting. The Air Force did not conduct a formal risk assessment during the remedial investigation because there was no formal guidance available from EPA at the time to do so. The Air Force took a conservative approach and provided risk calculations based on ingestion of lead pellets and subsequently decided to remove the contaminant pathway by scraping off the top several inches of soil and backfilling with clean soil and implementing the restrictions now in place.

- Pertinent site updates, to include an update on the proposed deep-soil boring wells being coordinated with the City of Mesa.

The meeting was adjourned at 8:45 p.m. The next Williams RAB meeting date is tentatively scheduled for Tuesday, November 27, 2007, at 7:00 p.m., at Highland High School.

3 Attachments:
1. August 28, 2007 RAB meeting agenda
2. August 28, 2007 RAB meeting Air Force slide presentation
3. August 28, 2007 RAB meeting ASU slide presentation